

## **8 + 8A Primrose Gardens, London NW3** **Design and Access Statement: 1129-DAS**

13<sup>th</sup> July 2023  
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### **1.0 Introduction and Use**

This document supports and justifies a planning application submitted to London Borough of Camden Planning Authority for an extension to this lower ground floor Flat 8A property with a terrace above to serve upper ground Flat 8.



Front Elevation

The proposed works are described in the following supporting documents:

#### **Existing Drawings:**

1. 1129-S2-01 Existing Site Plan
2. 1129-S2-02 Existing Lower Ground and Ground Floor Plans
3. 1129-S2-03 Existing 1st and 2nd Floor Plans
4. 1129-S2-04 Existing 3<sup>rd</sup> and Roof Plans
5. 1129-S2-05 Existing Front & Rear Elevations
6. 1129-S2-06 Existing Section A – A
7. 1129-OS Extract

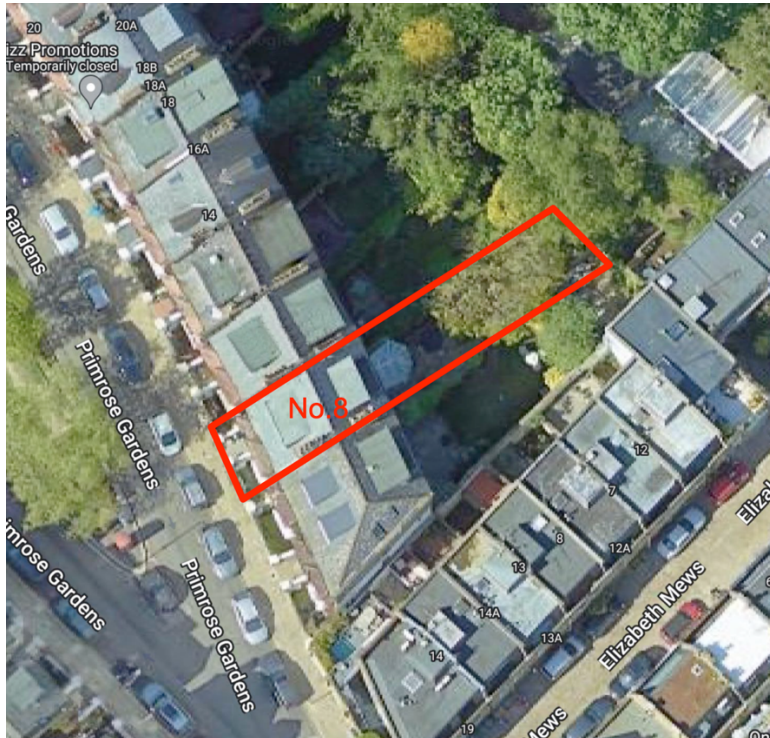
#### **Proposal drawings/information:**

1. 1129-AP2-01 Proposed Site Plan
2. 1129-AP2-02A Proposed Lower Ground Floor Plan
3. 1129-AP2-03A Proposed Front & Rear Elevations
4. 1129-AP2-04A Proposed Section A - A
5. 1129-DandA Design and Access Statement

## **2.0 Description of Existing Building**

No.8 is situated on the southern side of Primrose Gardens and is located within the Belsize Conservation Area and noted as making a positive contribution to the CA. The property is not listed.

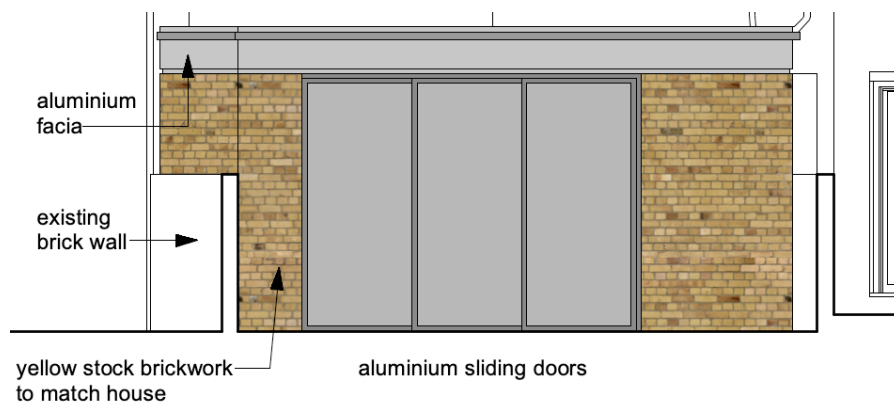
No.8 occupies the lower ground floor for this property and has its own private entrance from the sunken courtyard. The proposed extension is located in the rear garden area to replace an existing conservatory.



Google Satellite View (NTS)

## **3.0 Appearance and Materials**

- 3.1 The existing façades are yellow London stock brickwork, and it is proposed to exactly replicate this for the elevations of the extension.



Rear Elevation of Lower Ground Floor Extension

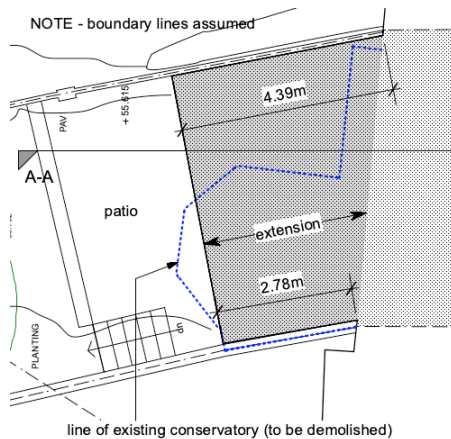
Aluminium sliding doors at this level are characteristic of surrounding buildings.

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- 3.2 The garden boundary walls are not perpendicular with the existing rear elevation so any extension will also not be perpendicular with the existing rear elevation. The proposed extension projects 2.78m on its shortest side and 4.39m on its longest side as shown below:



- 3.3 Existing Rear Elevation: there is currently a timber conservatory to one side and a widened opening with aluminium sliding doors to the other. As such there is little original architectural value left in the lower ground floor elevation, which appears disjointed. The proposals seek to unify the elevation at that level by providing a uniform, projecting visual 'plinth' for the elevation above to sit on.



Existing Rear Elevation



Proposed Rear Elevation

- 3.4 The terrace will be made of timber decking, with a timber door to replace as existing window provided for access. The privacy screens will be made of opaque glass and the setback balustrade will be made of clear glass.

## 4.0 Scale and Amount

41. The site area is 235.5 sq.m.

- 4.2 The property is divided into 3 units as follows:

Existing 1 bedroomed Lower Ground Floor Flat	69.1 sq.m GIA
Existing 1 bedroomed Ground Floor Fround Flat	47.7 sq.m GIA
Existing 3 bedroomed Maisonette on 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> Floors	144.3 sq.m GIA

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#### 4.2 Continued:

Because they are replacing the existing conservatory, the proposals add only 8.3 sq.m to the existing Lower Ground Floor Flat, bringing total GIA to 74.4 sq.m.

#### 4.3 As described in 3.2 above, the projection of the proposed extension varies because of the non-perpendicular garden boundary walls. The average projection is 3.585m for the rear main building line.

#### 4.4 The height of the proposals is 2.95m.



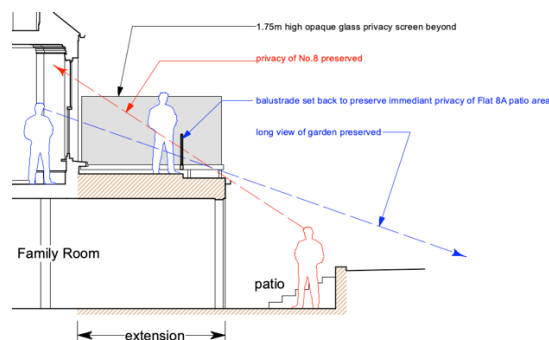
## 5.0 Amenities

#### 5.1 The design has been fully informed and driven by the applicant's desire to protect their neighbours' amenities.

#### 5.2 A Daylight and Sunlight Assessment has been carried out by Schroeders Begg Ltd dated July 2023 Ref: 2011/I, and the proposals were informed by this. The Assessment concludes *"that the impact of the proposal upon daylight and sunlight to neighbouring residential properties is limited and readily meets BRE default target criteria and on this basis, should be considered acceptable"*.

#### 5.3 Privacy for the neighbours at No.s 6 and 8 Primrose Gardens has been preserved by way of opaque glass privacy screens on both sides of the proposed terrace.

#### 5.4 It was important that the current views of rear garden are preserved for the residents of the Upper Ground Floor flat, and the depth of the extension allows for that to happen as demonstrated by the section below:



#### 5.5 The proposed Upper Ground Floor terrace will add approx. 11 sq.m of amenity space to that flat which currently has none.

**6.0 Impact on the Street Scene**

- 6.1 Situated at the rear of the building, the proposals are not visible from the street.

**7.0 Access**

- 7.1 Access to, from, and within the property will be unaffected by the proposals.

**8.0 Landscaping**

- 8.1 The existing rear garden is currently for the sole use on the Lower Ground Floor Flat with a total of 34.4 sm of hard landscaping (shown on shaded on existing plan).
- 8.2 The proposed rear garden will remain for the sole use on the Lower Ground Floor Flat with a total of 32.8 sm of hard landscaping (shown on shaded on existing plan), representing a net gain of 1.6 sq.m. Apart from a new patio outside the proposed extension (included in the above figure), the rest of the rear garden landscaping is to remain as existing.

**9.0 Sustainability**

- 9.1 The extension and terrace will fully comply with current Building Regulation requirements.

**10.0 Refuse & Recycling**

- 10.1 The existing arrangement will remain unaltered.

**11.0 Conclusion**

The application proposals are in full compliance with the aims and objectives of the relevant Camden Guidance. For these reasons we consider Planning Permission should be granted accordingly.